

Townhouse

**RESIDENTIAL**

# 302 LEIGHANN RIDGE LN

ROLESVILLE, NC 27571

**\$291,920** TopHap Estimate · \$176 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**1,661 ft<sup>2</sup>**

LIVING AREA

**1,742 ft<sup>2</sup>**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$292K**

\$271K low

\$313K high

Last Sale

**\$210,000 · May 28, 2020**

Est. Owner Equity

**\$123,920**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,201 (2025) |
| Assessed Value        | \$314,104      |
| Previous Assessed     | \$314,104      |
| Assessor Market Value | \$314,104      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Wake                |
| Lot (acres)   | 0.04                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

Patio · 80 ft²

Porch · 54 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 16<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 28, 2020 | Resale | Warranty Deed | \$210,000 | \$126  | \$168K |
| Dec 30, 2013 | Resale | Grant Deed    | \$157,500 | \$95   | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Sanford Creek Elementary School | Elementary | PK–5   | 0.6 mi   |
| Rolesville Middle School        | Middle     | 6–8    | 0.8 mi   |
| Rolesville High School          | High       | 9–12   | 1.8 mi   |

District: Wake County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 27571

|                   |                     |                     |                          |                  |                 |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|
| 33<br>CRIME INDEX | 76<br>AIR POLLUTION | 3,803<br>POPULATION | \$146K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|